

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

December 2, 2013

Minutes

(Subject to Board of Director's approval)

Board President, Craig Nicholson, called the meeting to order at 6:00 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Board members in attendance: Jaime Escobedo, Joe Mora, and Lisa Welch (Board Member Mary Mason absent). Also in attendance: Mr. Lafranchie (unit 213), Bill Bold (Scribe), and James Nguyen (Bartlein and Company, Inc.).

Meeting Minutes: The open **November Board Meeting minutes** (11/14/13) were **approved** with changes to the wording on the reporting of Exterior Painting (Old Business) as follows:

- **Defective Repair & Exterior painting:** James N. and several Board members reported on efforts to correct and repaint defective or incomplete repairs made by Seaview. Board **approved** bid from Affordable Painting to correct and repaint defective siding repairs at mailbox kiosks, trash enclosures, and other building areas that Seaview originally agreed to fix and paint at no cost to the Association (\$4,000).

. (Executive Session minutes approval tabled)

Treasurer's Report:

	November 2013	YTD
Total Income	67,020.00	750,655.22
Operating Expenditures	87,052.08	333,301.03
Reserve Expenditures	66,725.35	562,626.87
Total Expenditures	153,777.43	895,927.90
Transfer to Reserve	(13,242.57)	(168,278.52)
Transfer from Reserve	100,000.00	315,610.00
Total in Savings	1,199,108.59	

James N. reported Operating Expenses are approximately 11% below budget schedule; also noted the Reserve expenditures were applied to the slurry-seal project and repairs required in preparation for exterior painting. The November Treasurer's Report was unanimously **accepted** as presented.

Joe M. reported routine landscape maintenance, irrigation and fertilization, and eight new trees were planted

Old Business

Items addressed:

- **Curb painting/placarding:** Board discussed curb re-painting and re-stenciling; Joe M. will coordinate this project with Affordable Painting.

No other Old Business

New Business

Items addressed:

- **2014 Annual Meeting:** James N. reiterated the Annual Homeowners Assn. Meeting would be held at the Goleta Valley Community Center on Thurs. Jan. 9, 2014, at 6 pm. Board terms for Jaime Escobedo, Craig Nicholson and Lisa Welch will expire in Jan., 2014.
- Recording liens: The Board **approved** filing liens on units 265 and 328 for outstanding Association monthly dues.

No other New Business

At this time, the Board convened in Executive Session contractor dispute.

The meeting was **adjourned** at 6:58 pm.

The next Board meeting is scheduled for Thursday, Jan. 9, 2014, 6:00 pm (after the Annual Meeting), at the Goleta Valley Community Center, 5679 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe